

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

December 6, 2004

CALL TO PODIUM:

Mark DePoe

RESPONSIBLE STAFF:

Mark DePoe,
Long Range Planning Director

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing "JOINT"
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	9/29/2004
	10/06/2004
Hearing Date	12/06/2004
Record Held Open	
Policy Discussion	

TITLE: MP-2-04

Master Plan Amendment, Incorporate the GE Technology Park Special Study Area into the 2003 Land Use Plan

SUPPORTING BACKGROUND:

The purpose of this amendment is to incorporate the special study area known as GE Technology Park (formerly known as the National Geographic Property) into the adopted 2003 Land Use plan, an element of the City's Master Plan. The adoption of the 2003 Land Use plan was a revision and amendment to the City's 1997 Master Plan meeting the Article 66B requirement.

The GE Technology Park Special Study Area is the sixth of ten Special Study Areas that are to be under review during the Master Plan update process. The five previous Special Study Areas were adopted by the Mayor and City Council on December 15, 2003 as part of the Land Use Element of the Master Plan. Staff held a stakeholders meeting on April 29, 2004 for the GE Technology Park special study area. During this stakeholders meeting, staff received helpful public input that was been used to create the following three land use options.

Land Use Option 1: Research & Development and Office Park (status quo option); *Land Use Option 2:* Office Park and Low-Medium Density Residential (follows Option 1 with the addition of single-family detached and attached residential units along east side of Study Area); and *Land Use Option 3:* Mixed Use Development (primary office use with residential permitted, preferred residential housing types are single-family detached and attached and 2-over-2 condominium housing units rather than multi-family units).

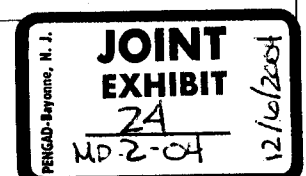
On September 1, 2004, The Planning Commission reviewed the special study area options and made a recommendation to the Mayor and City Council to endorse the three land use options of the MP-2-04 application. On September 7, 2004, the Mayor and City Council endorsed these three land use options for the GE Technology Park Special Study Area. All or any combination of these three options may be incorporated into the Land Use Element of the Master Plan.

Staff recommends that the record be held open for the Planning Commission for 22 days (December 28, 2004) and the Mayor and City Council for 31 days (January 7, 2005). Planning Commission recommendation is tentatively scheduled for January 5, 2005. The Mayor and Council policy discussion is tentatively scheduled for January 18, 2005.

Attached:
See Index of Memoranda (Provided Exhibits are Highlighted)

DESIRED OUTCOME:

Hold Public Hearing. Planning Commission close record on December 28, 2004. Mayor and City Council close record on January 7, 2005.



INDEX OF MEMORANDA
MP-2-04
GE TECHNOLOGY PARK
MASTER PLAN SPECIAL STUDY AREA

<u>No.</u>	<u>Exhibit</u>
1)	GE Technology Park Special Study Area 10 Aerial Photo: Property Owners dated 3/23/2004
2)	Addendum No. 1 to Annexation Agreement X-146 GE Technology Park dated 9/15/2000
3)	GE Technology Park Special Study Area April 29, 2004 Stakeholders Meeting Flyer
4)	April 2004 Issue of the Town Courier Article, "Geographically Desirable, City Focuses on Future of former National Geographic Site"
5)	List of Adjacent Property Owners to be Notified
6)	April 29, 2004 GE Technology Park Stakeholders Meeting Powerpoint Presentation
7)	April 29, 2004 GE Technology Park Stakeholders Meeting: Public Comments
8)	May 2004 Issue of the Town Courier Article, "Development Plans for GE Parcel Discussed at Stakeholders Meeting"
9)	Memorandum to Cathy Borten, City Attorney from Stanley Abrams, Special Counsel, dated May 10, 2004
10)	GE Technology Park Special Study Area June 14, 2004 Mayor and City Council and Planning Commission Joint Public Hearing Flyer
11)	June 14, 2004 Joint Work Session Cover
12)	June 14, 2004 Joint Work Session Powerpoint Presentation of the GE Technology Park Land Use Options
13)	GE Technology Park Background Information
14)	Outside Correspondence
15)	June 16, 2004 Issue of the Gazette Article, "Mixed use of site is encouraged"

Page Two
Index of Memoranda
MP-2-04

<u>No.</u>	<u>Exhibit</u>
16)	September 1, 2004 Planning Commission cover
17)	Staff Comments: September 1, 2004 Planning Commission Meeting
18)	Draft GE Tech Special Study Area
19)	Theme Based Analysis Memo, dated August 27, 2004
20)	Communication: Planning Commission, dated September 2, 2004
21)	Minutes: September 1, 2004 Planning Commission Meeting
22)	September 7, 2004 Mayor and City Council Cover
23)	Memorandum: GE Tech Land Use Options, dated September 2, 2004
24)	December 6, 2004 Mayor and City Council and Planning Commission Joint Public Hearing Cover
25)	Notice of Joint Public Hearing Gazette Advertisement, dated September 24, 2004, to be Advertised on September 29, 2004 and October 6, 2004
26)	Notice of Joint Public Hearing, sent October 12, 2004
27)	Certification of Publication, received October 12, 2004
28)	September 21, 2004 email from Richard Koch
29)	GE Technology Park Special Study Area



September 24, 2004

Karey Major
Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ms. Major:

Please publish the following legal advertisement in the **September 29, 2004** and **October 6, 2004** issues of the Gaithersburg Gazette.

Sincerely,

Mark A. DePoe
Long-Range Planning Director

ASSIGNED CODE: MP-2-04 Acct. #133649

NOTICE OF JOINT PUBLIC HEARING

MASTER PLAN AMENDMENT MP-2-04:
INCORPORATE THE GE TECH SPECIAL STUDY AREA
INTO THE 2003 LAND USE PLAN, AN ELEMENT OF THE
CITY OF GAITHERSBURG MASTER PLAN

The Mayor and Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on the Master Plan Amendment MP-2-04 to incorporate the GE Tech Special Study Area into the 2003 Land Use plan, an element of the City's Master Plan, on

**MONDAY
DECEMBER 6, 2004
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

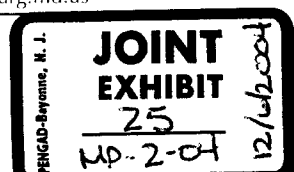
Gaithersburg, as an incorporated city, is subject to Article 66B—Land Use, of the Annotated Code of Maryland. Section 3.05, of Article 66B, requires that the City's Master Plan shall be reviewed and if necessary revised or amended at least once every six years. The adoption of the 2003 Land Use plan was a revision and amendment to the City's 1997 Master Plan meeting the Article 66B

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@ci.gaithersburg.md.us • www.ci.gaithersburg.md.us

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Edens
Henry F. Marraffa, Jr.
John B. Schlichting
Ann T. Somerset

CITY MANAGER
David B. Humpton



requirement. The Land Use plan contains ten (10) special study areas of which five (5) have been adopted. The purpose of this amendment is to incorporate the sixth of ten completed special study areas known as GE Tech into the adopted 2003 Land Use plan, an element of the City's Master Plan.

Public comment is invited at the joint public hearing on the GE Tech Special Study Area Master Plan Amendment. Further information is available, as well as, the 2003 Land Use Plan and the GE Tech Special Study Area for public inspection from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday. The 2003 Land Use Plan and the GE Tech Special Study Area can also be viewed on the City's website www.ci.gaithersburg.md.us.

For any questions related to this Master Plan Amendment, please contact Mark DePoe at the Planning and Code Administration at 301-258-6330, or you may email your questions to mdepoe@ci.gaithersburg.md.us.

Mark A. DePoe
Long-Range Planning Director

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF JOINT PUBLIC HEARING

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INCORPORATE THE GE TECH SPECIAL STUDY AREA
INTO THE 2003 LAND USE PLAN AN ELEMENT OF THE
CITY OF GAITHERSBURG MASTER PLAN**

APPLICATION: MP-2-04

APPLICANT: City of Gaithersburg Planning Commission

Please take notice that a joint public hearing on the above-referenced application will be conducted by the City of Gaithersburg Mayor and Council and Planning Commission on Monday, December 6, 2004 in the Council Chambers at City Hall at 7:30 p.m. or as soon thereafter as this matter can be heard. Public comment is invited at the joint public hearing on the GE Tech Special Study Area Master Plan Amendment.


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The land use proposals described in the draft GE Tech Special Study Area plan have been formulated utilizing a series of stakeholders meeting, Mayor and City Council and Planning Commission work sessions, and staff's professional judgement and knowledge of the City. Further information is available, as well as, the 2003 Land Use Plan and the GE Tech Special Study Area for public inspection from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday. The 2003 Land Use Plan and the GE Tech Special Study Area can also be viewed on the City's website www.gaithersburgmd.gov.



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CITY OF GAITHERSBURG

By: 
Mark DePoe, Long-Range Planning Director
Planning and Code Administration

NOTICES SENT THIS 12th DAY OF OCTOBER, 2004 TO:

INTERESTED PARTIES:

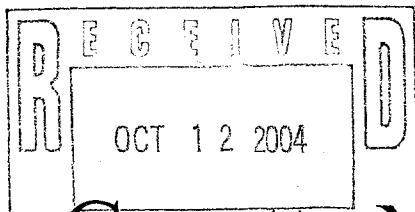
(A list of names and addresses is on file, available at City Hall in the Department of Planning and Code Administration.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

David Humpton, City Manager
Stan Abrams, City Attorney
Mary Beth Smith, Public Information Director
Doris Stokes, Administrative Assistant



The Gazette Newspapers

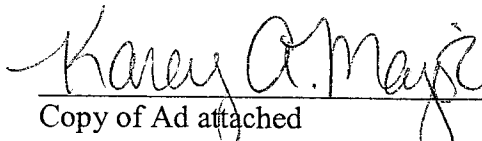
9030 Comprint Court, Gaithersburg, Maryland 20877, 301-670-2544

CERTIFICATION OF PUBLICATION

THIS IS TO CERTIFY THAT THE ANNEXED LEGAL ADVERTISEMENT HAS BEEN PUBLISHED
IN THE GAZETTE NEWSPAPERS FOR THE NUMBER OF INSERTIONS INDICATED BELOW.

City of Gaithersburg – MP-2-04

Gaithersburg Publishing Company


Copy of Ad attached



KAREY A. MAJOR
Notary Public, State of Maryland
Prince George's County
My Commission Expires March 31, 2007

Ad Order Number: 10179284

Dates: St: 9/29/04 End: 10/6/04 Ins: 2



RECEIVED

NOTICE OF JOINT PUBLIC HEARING

**MASTER PLAN AMENDMENT MP-2-04:
INCORPORATE THE GE TECH SPECIAL STUDY AREA
INTO THE 2003 LAND USE PLAN, AN ELEMENT OF THE
CITY OF GAITHERSBURG MASTER PLAN**

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For any questions related to this Master Plan Amendment, please contact Mark DePoe at the Planning and Code Administration at 301-258-6330, or you may email your questions to mdepoe@ci.gaithersburg.md.us.

Mark A. DePoe
Long-Range Planning Director

10179284

(9-29,10-6-04)

1354899

From: <Richard_Koch@avalonbay.com>
To: <asomerset@gaithersburgmd.gov>, <jskline@mmcanby.com>, <diane@tndtownpaper.com>, <corasage@verizon.net>, <richardarkin@aol.com>, <mdepoe@ci.gaithersburg.md.us>, <gossont@ci.gaithersburg.md.us>
Date: 09/21/2004 6:25:46 AM
Subject: GE Tech Property

Gentleman,

Thanks again for meeting with me at the GE Tech Property yesterday. This email is to again urge you to recommend to the Council to support medium density residential density development on the property and to include multifamily dwellings in the mix of unit types to be constructed. The reasons that we discussed yesterday are as follows:

If the 700,000 square feet of "by right" annexation development rights and the existing 263,000 square feet warehouse (assuming it is redeveloped) are all converted to dwelling units using the city's historical conversion rate of 1,000 to 1 then 963 dwelling could be constructed on the 96 acres. This is a medium residential density of 10 units per acre. Typically this density can be developed on 96 acres using only single-family and townhouse dwellings but not on the GE Tech property.

Because of existing site features (i.e. Lake Placid) and recommendations in the proposed master plan options (i.e. preserve green space along Route 28, provide 40% green space, provide 15% green space within the developable area, provide buffers adjacent to the Lakelands community, preserve the forest on Parcel C) that have the effect to substantially reduce the number of acres where development can occur it is unreasonable to think that the 10 units per acre can be developed without including multifamily dwellings in the mix.

Where would I put the multifamily? There are several good land planning options. High-end condos could be put adjacent to the GE Tech office building and used to visually buffer the (to be constructed) parking garage for the GE Tech office building on Lot 1. They could also be put on the land currently used for a sediment control/swm pond and/or on portions of the warehouse footprint and warehouse parking lot that abut the multi-story middle school on Lot 2. Other multifamily dwellings like, live-works townhouses and two-over-two townhouses or similar townhouse like products that are typical in Kentlands and Lakelands can be integrated throughout the site.

Finally, if it is a goal of the master plan to redevelop the warehouse and not further expand warehouse uses on the property the low density residential recommendation provides no reason for the owner to even consider redeveloping the warehouse. In fact, if the recommendation for low density residential is approved then I would expect the owner to move forward with plans to expand the warehouse use onto Parcel C.

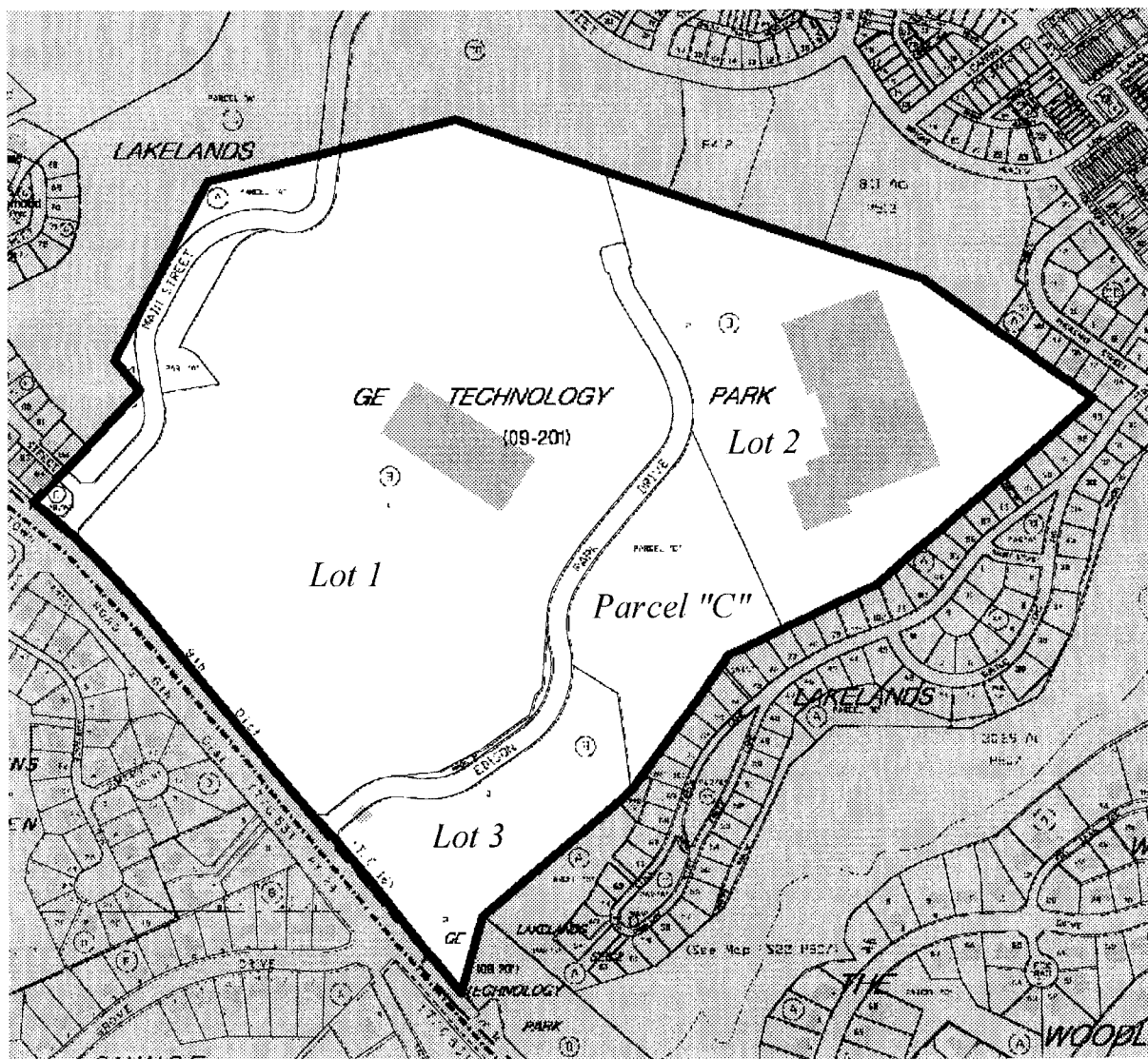
For the reasons we discussed and that are restated above I urge you to strongly recommend to the Council to approve medium density residential and



to include multifamily dwellings in the mix of dwelling unit types to be constructed on the GE Tech Property.

Rich Koch

SPECIAL STUDY AREA 10: G.E. TECHNOLOGY PARK



Approximate Total Area:

97 Acres

Existing Land Use:

Office-Warehouse

Current Land Use Designation:

Commercial/Industrial-Research-Office

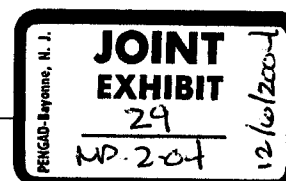
Current Zoning:

I-3 (Light Industrial)

TAX MAP REFERENCE:

Parcel A Block A, Lots 1, 2, 3 and Parcels A, B, C, E Block B and Parcel A Block C G. E. Technology Park

August 26, 2004



93

LOCATION:

The G.E. Technology Park Study Area is bounded on the north by Lakelands Park and the Quince Orchard Cluster Middle School #2 Site, on the east by the Lakelands Community, on the south by MD Route 28, and on the west by Lake Nirvana and the Kentlands community.

BACKGROUND:

The G.E. Technology Park Study Area includes property that was originally owned by the National Geographic Society. In September 1966, Otis B. Kent filed annexation petition X-088 with the City of Gaithersburg for 1030.69 acres, including the National Geographic Society property. Mr. Kent, however, had sold 100.036 acres to National Geographic Society. The National Geographic Society then requested that their property be excluded from the Kent annexation. The Mayor and City Council allowed the Society's property to remain in Montgomery County, reducing the Kent annexation to 928.38 acres.

In 1989, the National Geographic Society filed annexation petition X-146 with the City for 98.7962 acres of land, the remainder of the land purchased from Mr. Kent after dedicating right-of-way for MD Route 28. The City zoned the property I-3 (Industrial Office Park), which is comparable to the former Montgomery County zoning of C-P (Commercial Office Park).

The property was later purchased by Gaithersburg Realty Trust (GRT), who subdivided the land as G.E. Technology Park. In 2000, the original annexation agreement was amended by Gaithersburg Realty Trust. This amendment, subject to several conditions, provided for street dedication and other land conveyances to the City; stormwater management improvements and easements; and a development cap for new development of seven hundred thousand (700,000) square feet.

Annexation File Number	Effective Date of Annexation	Action by Council	Resolution Number	Number Of Acres
X-146	06/15/1989	05/01/1989	R-33-89	98.7962
X-146 Addendum 1	09/15/2000	09/15/2000	R-75-00	98.7962

ANNEXATION AGREEMENT:

The 1989 Annexation Agreement has only one requirement that is not specifically restated or addressed in the 2000 Addendum. Paragraph I(3)(a) requires "a tree, vegetation and nature feature inventory and retention plan be submitted to Gaithersburg prior to any development review approvals on the site by the City of Gaithersburg Planning Commission." This requirement is technically included in Paragraph 2 of Addendum 1 ("Gaithersburg confirms that development of the GRT

Property is permitted in accordance with I-3 Zone standards), since Regulation 01-01 (Environmental Standards for Development Regulation) Article I §4 requires all new development to prepare a Natural Resource Inventory (NRI) and Forest Conservation Plan (FCP), in compliance with said regulation.

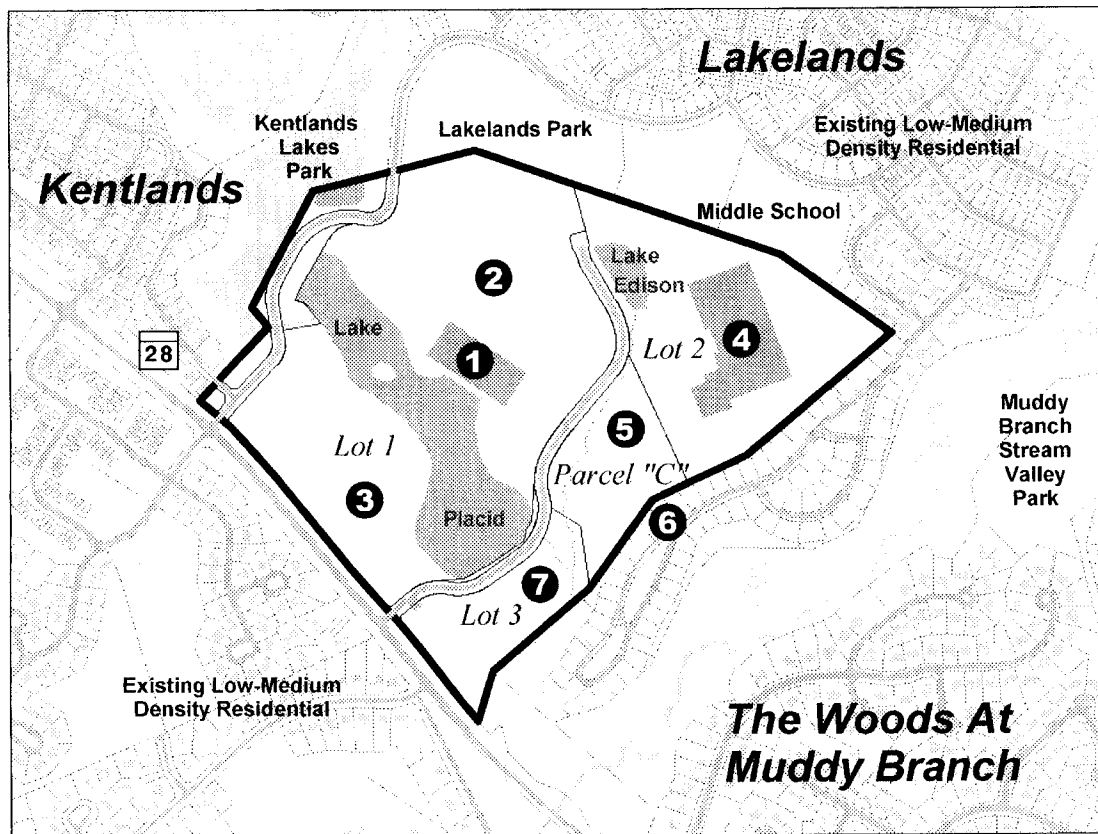
The 2000 Addendum 1 has the following requirements for additional development of the GE Technology Park:

- The amount of new development is limited to seven hundred thousand (700,000) additional square feet
- Gaithersburg and the property owner will continue to encourage the State Highway Administration to have signalization installed at the intersection of MD Route 28 and Edison Park Drive
- A minimum twenty-five (25) foot greenspace buffer shall be maintained adjacent to the MD Route 28 right-of-way
- A forty percent (40%) greenspace requirement, mandated by the original Montgomery County C-P zoning, shall be imposed on any future development, regardless of the City zoning assigned to the property
- All regulatory calculations shall be made based on the original annexation area of 98.7962 acres, including density, greenspace, open space, forest conservation, and wetlands
- Lot 3 and Parcel C, Block B will each be allowed vehicular ingress and egress from Edison Park Drive, with the new intersection locations subject to review and approval by the City Planning Commission
- A traffic study or studies is required to demonstrate the impact of new development on the surrounding road network
- Road improvements, mitigation measures, and street dedication may be required by the City, based on the traffic study or studies
- Development remains subject to the requirements of the Gaithersburg Zoning Ordinance

EXISTING DEVELOPMENT AND LAND USE

The G. E. Technology Park Study Area includes Lake Placid, Lake Edison, a tributary of the Muddy Branch Creek, a large open lawn between MD Route 28 and Lake Placid, a 5-story office building and a 1-story warehouse. There are currently two parcels of land that are undeveloped, Lot 3 and Parcel C.

The large office building, formerly used for membership processing by the National Geographic Society (NGS), was built in 1968 and was designed in the "international" style by Mills, Petticord, & Mills. The office building overlooks Lake Placid and includes a courtyard garden facing the parking lot. The warehouse was used by NGS and was constructed during the 1970's, with an 84,000 square foot addition in 1989. Edison Park Drive is partly located within the stream valley buffer for the stream that flows from Lake Edison to Muddy Branch. All existing development occurred or began while the property was located in Montgomery County.



The current and approved land use and build-out of the GE Technology Park is as follows:

Map Area	Legal Description	Land Use	Status	Development Size (sq ft)
1	Part of Lot 1	Office	Developed	373,116
2	Part of Lot 1	Vacant	Undeveloped	*
3	Part of Lot 1	Lake / Open Space	Undeveloped	N/A
4	Lot 2	Warehouse	Developed	261,316
5	Parcel C	Vacant	Undeveloped	*
6	Parcel E	Single-family detached houses	Developed	N/A
7	Lot 3	Recreation**	Proposed	*
Total				1,334,432

*Addendum 1 to the Annexation Agreement specifies a total of 700,000 additional square feet of development in GE Technology Park, but does not specifically allocate it to any of the lots or parcels. These map areas are the designated areas for the additional 700,000 square feet of new development.

**Currently, the proposed aquatic center is in the early stages of development. While the aquatic center has been proposed for this specific site, it is possible that a comprehensive development plan could include a land exchange and conceivably relocate the proposed recreational facility to another location within the special study area.

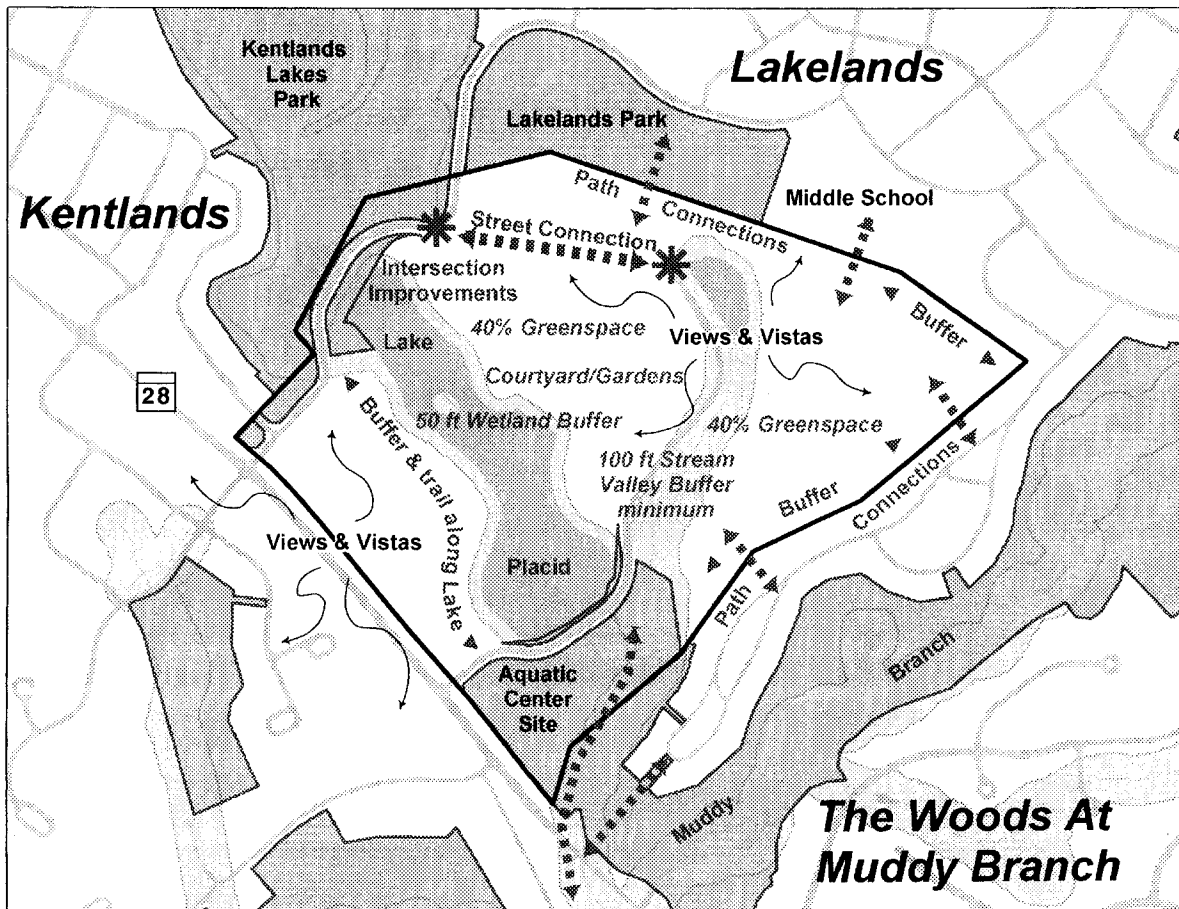
The current build-out density for the GE Technology Park of 1,334,432 square feet results in an overall floor-to-area ratio (FAR) of approximately 0.316. Other developments in the City, including Washingtonian Center, Quince Orchard Park, and Kentlands have a higher overall FAR. The MXD zone provides a maximum FAR of 0.75 and the C-2 zone provides a maximum FAR of 1.5. The current I-3 zoning does not have an FAR limit, but does have a height limit of 110 feet.

SPECIAL STUDY AREA REVIEW

The City of Gaithersburg held a Stakeholders Meeting on April 29, 2004 for the G.E. Technology Park Study Area (formerly known as the National Geographic Property). City staff presented a general overview of the Master Planning process and gave general background information about the study area, including current uses and annexation information. Following the staff presentation, the community spent the remaining time brainstorming possible land use options and asking general questions. The Stakeholders Meeting raised several concerns about development on the property. This included traffic impacts, school impacts, preservation of the lawn and tree area adjacent to Darnestown Road, preservation of Lake Placid, inappropriateness of apartments as a residential use for the property, necessity of high architectural and design standards for any new development, and the size and location of the proposed Gaithersburg Aquatic/Recreation Center.

The Mayor and City Council and City Planning Commission held a joint public work session on June 14, 2004 for the G.E. Technology Park Study Area. City Staff presented baseline development requirements and three land use options for the Study Area, based upon the Stakeholder Meeting discussion. During the June 14, 2004 joint work session review and discussion of the three options, the Planning Commission and Mayor and Council requested that Option 1 be altered to allow for a residential component. This new option (Option 2) was incorporated into the study area as well as the three original options (Option 1, Option 3, and Option 4) discussed during the joint work session. On September 1, 2004, The Planning Commission reviewed the special study area report and four land use options and made a recommendation to the Mayor and City Council to endorse Options 1, 2, and 3 and to eliminate Option 4. On September 7, 2004, the Mayor and City Council reviewed the Planning Commission recommendation and the four land use options and selected Options 1, 2, and 3 to proceed forward through the Master Plan Amendment process to incorporate the GE Tech Park Special Study Area into the Land Use Element.

BASELINE DEVELOPMENT REQUIREMENTS



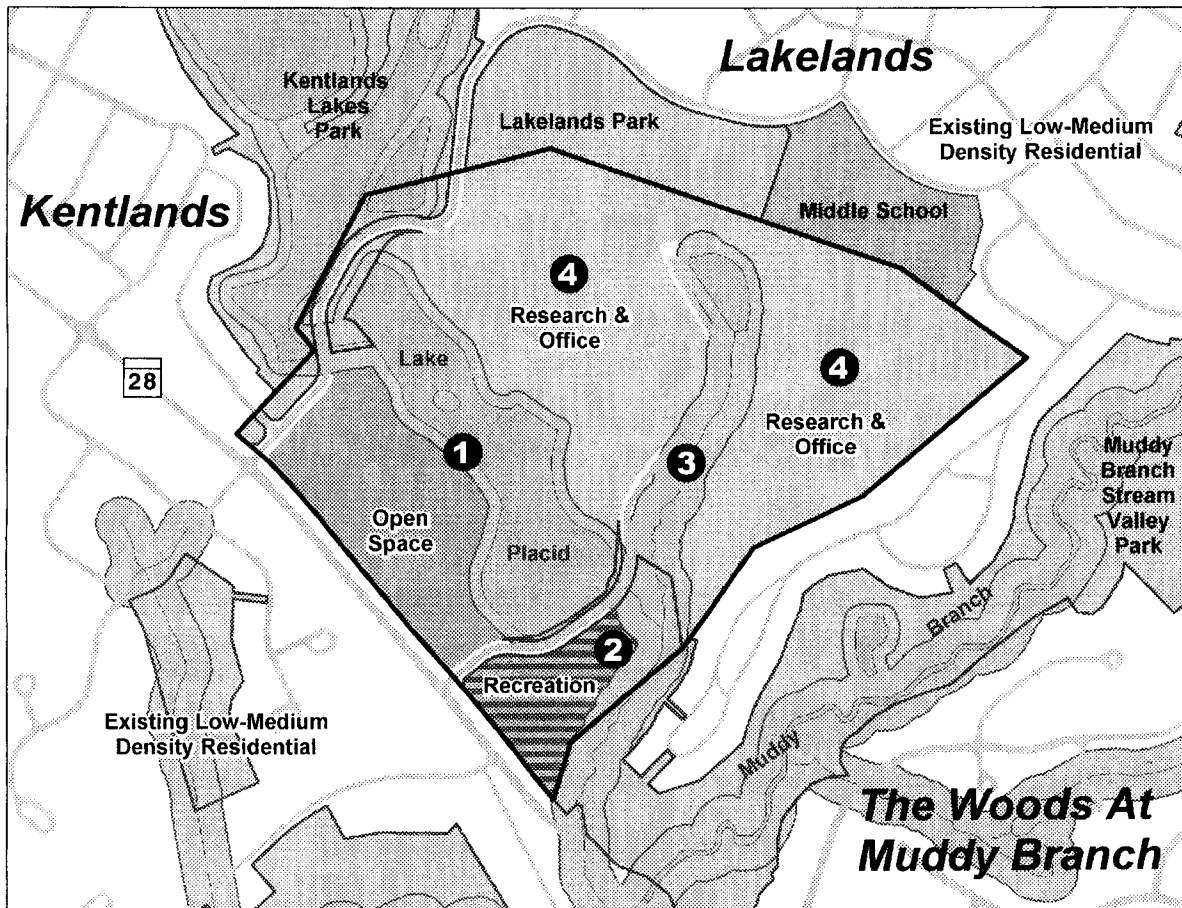
The following baseline requirements must be satisfied, in addition to any land-use option requirements.

- A community-based workshop shall be held prior to any Sketch or Concept Plan submission. The workshop agenda shall be approved by the City of Gaithersburg and the City must take part in the workshop.
- A minimum of 40% (39.5185 Acres) of the study area is required to be greenspace, with a minimum of 15% (14.8194 Acres) of the total greenspace requirement located within the developable areas.
- All tree areas outside of the stream valley buffer and/or floodplain buffer should be retained as "priority" greenspace.
- The existing tree buffer around Lake Placid shall be preserved.
- A buffer shall be provided adjacent to the residences along Still Creek Lane. The size of the buffer will depend on the type of development proposed and be determined during the development process.
- All required environmental buffers shall be provided.
- A street connection shall be provided between Main Street and Edison Park Drive

- The views and vistas to the existing office building and natural landmarks shall be preserved.
- A pathway around Lake Placid and pathway connections to adjacent neighborhoods, the proposed Gaithersburg Aquatic/Recreation Center, Lakelands Park, the proposed middle school, proposed Muddy Branch trail, and adjacent development uses shall be provided.
- Future development design should reduce the reliance on and the use of automobiles.
- Future development shall be compatible with the existing surrounding uses and natural environment.
- An additional road connection to the Lakelands community from Edison Park Drive should be further reviewed and provided, if possible.
- All annexation requirements shall be satisfied.

PROPOSED LAND USE OPTIONS

Land Use Option 1: Research & Development and Office Park



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement and rezoned to the R-A zoning classification.

Land Use and Zoning Action

Designate land use as **recreation/open space**

Zoning remains I-3 (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) and preserving area as an open space easement at such time development of *Map Designation 4* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

Land Use and Zoning Action

Designate land use as **recreation**

Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action

Designate land use as **open space**

Zoning remains **I-3** (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) at such time subdivision occurs.

Map Designation 4:

This map designation consists of part of Lot 1, part of Lot 2, and part of Parcel C Block B. This area is viewed as the primary location of development and redevelopment in the study area. Located within this map designation are the former National Geographic office building, an existing warehouse, and a vacant parcel. Any future development and uses should focus on office and research & development activities rather than warehouse and industrial uses.

Developing additional office uses similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area. Any future development adjacent to the residential dwelling units of the Lakelands must provide sufficient setbacks to buffer the differing uses and utilize lower building heights that are more compatible with the existing residential development.

Proper planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding

community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, enhanced architectural standards, pocket parks, trails and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should provide additional architectural detail to allow for a better pedestrian experience. The first floor should also be taller to allow for commercial/retail uses in the event that the zoning of the property changes to allow such uses. At such time as an office development or corporate office park is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

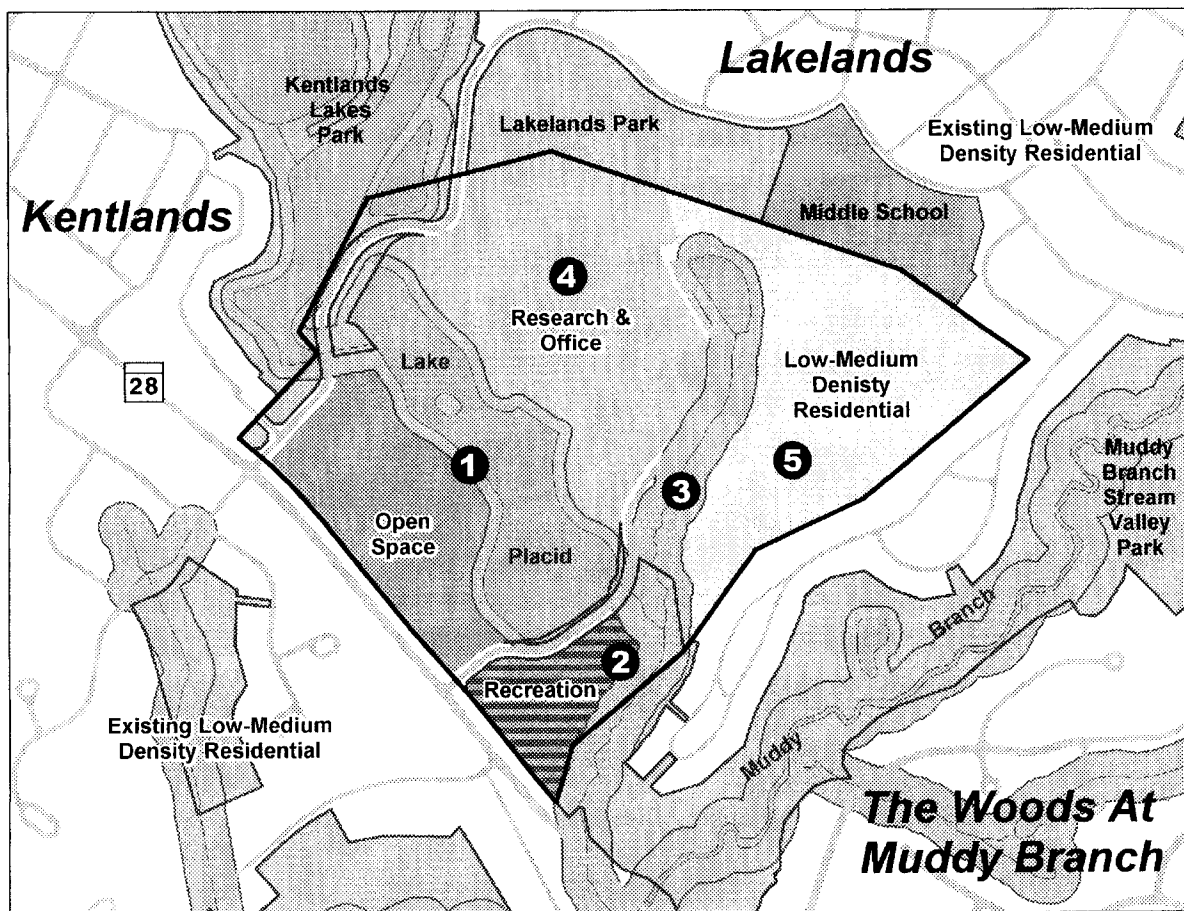
Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed office and/or R&D development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Land Use and Zoning Action

Designate land use as **office and research & development**

Zoning remains I-3 (Industrial Office Park)

Land Use Option 2: Office Park and Low-Medium Density Residential



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement and rezoned to the R-A zoning classification.

Land Use and Zoning Action

Designate land use as **recreation/open space**

Zoning remains **I-3** (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) and preserving area as an open space easement at such time development of *Map Designation 4* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

Land Use and Zoning Action

Designate land use as **recreation**

Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action

Designate land use as **open space**

Zoning remains **I-3** (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) at such time as subdivision occurs

Map Designation 4:

This map designation includes the existing former National Geographic office building and parking lot. Any future development should focus on office and research & development activities rather than warehouse and industrial uses. Developing additional office use similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area.

Planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, enhanced architectural standards, pocket parks, trails and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should provide additional architectural detail to allow for a better pedestrian experience. The first floor should also be taller to allow for commercial/retail uses in the event that the zoning of the property changes to allow such uses. At such time as an office development or corporate office park is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be

conducted to review the appropriateness of the current development square footage cap.

Land Use and Zoning Action

Designate land use as **office and research & development**

Zoning remains **I-3** (Industrial Office Park)

Map Designation 5:

This map designation consists of Lot 2 and part of Parcel C Block B G.E. Technology Park and contains the existing warehouse building and a vacant parcel, respectively. It is recommended that these properties be designated as low-medium density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation would be compatible with the single-family detached development of the Lakelands that borders both properties.

Any development proposal should preserve as much of the forest and other environmental amenities on Parcel C as possible and provide a community/greenspace buffer adjacent to the Lane in The Woods subdivision of Lakelands. Single-family detached housing that is compatible with the Lakelands (Lane in The Woods) residential development should be located adjacent to the community/greenspace buffer. The remainder of the housing units should consist of a mix of detached and attached single-family houses, distributed as evenly as possible throughout the development. The architectural elevations and materials should be consistent with the high standards of the neighboring communities.

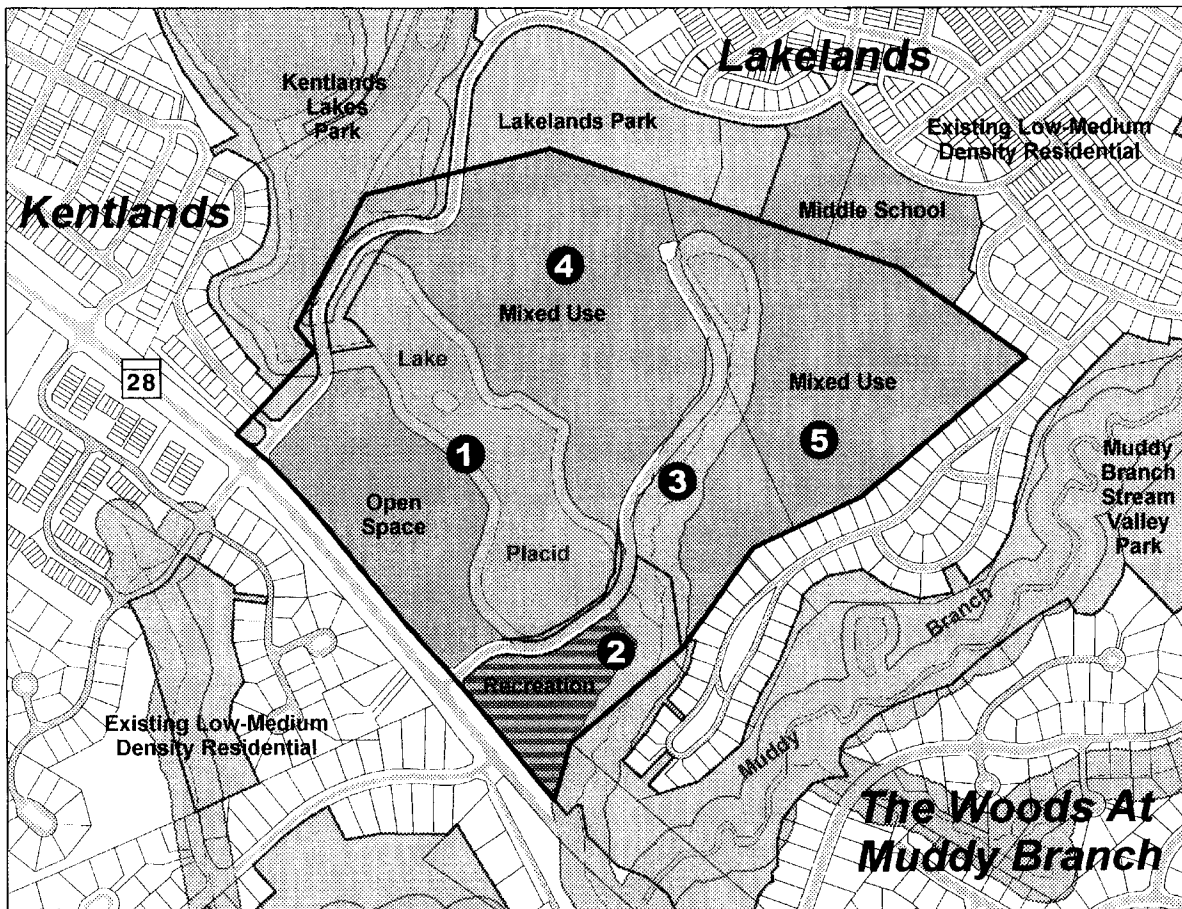
Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed residential development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Land Use and Zoning Action

Designate land use as **low-medium density residential**

Recommend zoning change to **MXD** (Mixed Use Development)

Land Use Option 3: Mixed-Use Development



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement.

Land Use and Zoning Action

Designate land use as **recreation/open space**

Recommend zoning change to **MXD** (Mixed Use Development).

Preserve area as an open space easement at such time development of *Map Designation 4* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

This map designation should be the primary location of the Gaithersburg Aquatic/Recreation Center. However, if the aquatic/recreation center can be relocated within *Map Designation 4* as part of a comprehensive mixed-use development proposal involving both *Map Designations 4* and *5*, a possible land swap option may be explored. This land swap option would involve the City-owned property (*Map Designation 2*) with an equal or larger sized property located in *Map Designation 4*. In addition, the land use of the property that makes up *Map Designation 2* should be designated as a mixed-use commercial-office with the primary use being office.

Land Use and Zoning Action

Designate land use as **recreation**

Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action

Designate land use as **open space**

Recommend zoning change to **MXD** (Mixed Use Development)

Recommend zoning change to **R-A** (Low Density Residential) at such time as subdivision occurs.

Map Designation 4:

This map designation consists of part of Lot 1, part of Lot 2, and part of Parcel C Block B. This area is viewed as the primary location for development in the study area. Located on this map designation is the former National Geographic office building. Any future development and uses should focus on a mix of office, residential and commercial/retail uses. Developing office use similar to the former National Geographic office building and the addition of a residential component would be compatible with the surrounding residential community and the current use on site.

Proper planning and architectural design should play an important role in any mixed-use development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should

incorporate smart growth initiatives, best-planning practices, green buildings, trails, enhanced architectural standards, pocket parks and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should be taller and provide additional architectural detail to allow for commercial/retail uses and provide a better pedestrian experience. At such time as a mixed-use development is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

It is recommended that these properties be designated as mixed office, residential and commercial/retail uses and rezoned from the I-3 zoning classification to the MXD zone. The primary land use for this map designation should be the expansion of the office use. Residential uses may be permitted, but should clearly be smaller in both size and density. The preferred residential housing types are single-family attached and detached houses and 2-over-2 condominiums rather than multi-family housing. The commercial/retail uses are intended to be incidental to the primary office and residential uses and will be limited to the first floor of any multi-level office structure and the first two floors of 2-over-2 condominium units. Uses other than the office, residential and the incidental commercial/retail uses, such as warehouse and industrial uses, are not recommended and would not be considered compatible or the best/highest use of the property.

The MXD zone provides the flexibility of staging development; therefore any development with particular attention to residential uses should provide a detailed staging plan that addressed both transportation and school capacity issues. At such time a development proposal is submitted the City will work with the developer to define an appropriate approach for staging residential development.

Land Use and Zoning Action

Designate land use as **mixed office, residential, commercial/retail use**

Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 5:

This map designation consists of Lot 2 and part of Parcel C Block B G.E. Technology Park and includes the existing warehouse and a vacant parcel. It is recommended that these properties be designated as low-medium density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation is compatible with the single-family detached development of the Lakelands that borders both lots.

Any development proposal should preserve as much of the forest and other environmental amenities on Parcel C as possible and provide a community/greenspace buffer adjacent to the Lane in The Woods subdivision of Lakelands. Single-family detached housing that is compatible with the Lakelands (Lane in The Woods) residential development should be located adjacent to the community/greenspace buffer. The remainder of the housing units should consist of a mix of detached and attached single-family houses, distributed as evenly as possible throughout the development. The architectural elevations and materials should be consistent with the high standards of the neighboring communities.

Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed residential development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Land Use and Zoning Action

Designate land use as **low-medium density residential**

Recommend zoning change to **MXD** (Mixed Use Development)